



2011043803 00215
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
11-10-2011 03:58:14 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY

BK: RE 3029
PG: 1061-1065

Mail deed and tax bills to Grantee: 9125 County Line Road, Kernersville, NC 27284

Prepared by: Raymond D. Thomas (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284
(No title search or closing requested or performed by Drafting Attorney)

Excise Tax: \$ NTC

Brief description: Division of Crews Country Side Estate, Section One and Section Two (3 Lots)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of November, 2011, by and between:

GRANTOR:	GRANTEE:
PEGG DEVELOPMENT AND REALTY CO.	PEGG DEVELOPMENT AND REALTY CO.
Grantor address: 9125 County Line Road Kernersville, NC 27284	Grantee address: 9125 County Line Road Kernersville, NC 27284

The property conveyed does not include the primary residence of the Grantor.

WITNESSETH

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

See attached Exhibit A to which reference is made for a more particular description.

This Deed is made to create separate lots in accordance with the subdivision provisions of the Unified Development Ordinance of the Town of Kernersville, and the approval thereof is set forth thereon.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

PEGG DEVELOPMENT AND REALTY CO.

By: Jack W. Pegg
Jack W. Pegg, President

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Jack W. Pegg, President of Pegg Development and Realty Co.

November 10, 2011.

Place notary seal below this line:

Susan Bennett
Notary Public
Print/Type Name: Susan Bennett
My Commission Expires: August 5, 2012

SUSAN BENNETT
Notary Public - North Carolina
Guilford County

EXHIBIT A

RE: PEGG DEVELOPMENT AND REALTY CO.

LEGAL DESCRIPTION:

LOT ONE:

BEGINNING at an iron stake in the east margin of the right of way of Piney Grove Road (State Road 1969), said point of BEGINNING at the northwest corner of the property of the Trustees of Pine Grove United Methodist Church as set forth in Deed Book 2194 at Page 1815, Forsyth County Registry and said point of BEGINNING further being the southwest corner of Lot 1 of Crews Country Side Estate, Section One as set forth in Plat Book 35 at Page 96, Forsyth County Registry; thence from said point of BEGINNING and running with the east margin of the right of way of Piney Grove Road two (2) courses and distances as follows: (1) North $12^{\circ} 11' 07''$ East 115.87 feet to an iron stake; (2) thence North $23^{\circ} 14'39''$ East 49.99 feet to a point; thence South $59^{\circ} 02' 00''$ East 420.86 feet to a point in the Northwest boundary of Crews Country Side Estate, Section Two, Lot 2 as set forth in Plat Book 36 at Page 47, Forsyth County Registry; thence with the boundary of said Lot 2 South $36^{\circ} 08' 44''$ West 44.38 feet to a bent iron stake, the north line of Lot 35 of Ingram Estates as set forth in Plat Book 30 at Page 31, Forsyth County Registry; thence with the north line of said Lot 35 North $89^{\circ} 36' 52''$ West 73.19 feet to an iron stake at the northeast corner of Lot 36 of Ingram Estates as aforesaid; thence with the north line of said Lot 36 North $89^{\circ} 36' 52''$ West 74.83 feet to an iron stake in the line of Pine Grove United Methodist Church as aforesaid; thence with the boundaries of said Pine Grove United Methodist Church two (2) courses and distances as follows: (1) thence with the east line of said Pine Grove United Methodist Church property North $04^{\circ} 41' 08''$ East 101.44 feet to an established iron pipe; (2) thence with the north line of said Pine Grove United Methodist Church South $87^{\circ} 52' 07''$ West 239.31 feet to the point and place of BEGINNING, containing 36,730.0 square feet (0.843 acres) being designated as Lot 1 according to a survey entitled "Map for Pegg Development & Realty Co." dated February 23, 2011 and revised as of May 25, 2011 made by Thomas A. Hughes, PLS.

The above described property is part of that described in Deed Book 2647 at Page 3049 and Part of Lot 1 of Crews Country Side Estate, Section One as recorded in Plat Book 35 at Page 96, Forsyth County Registry and further designated as part of PIN # 6887-64-0548.00 (Tax Lot 1, Block 5412L), Kernersville Township on the Forsyth County Tax Maps.

Approved: 11-9-11

By:



Director of Community Development Department

EXHIBIT A

RE: PEGG DEVELOPMENT AND REALTY CO.

LEGAL DESCRIPTION:

LOT TWO:

BEGINNING at a point in the east margin of the right of way of Pine Grove Road (State Road 1969), said point of BEGINNING being distant from the northwest corner of the property of the Trustees of Pine Grove United Methodist Church as set forth in Deed Book 2194 at Page 1815, Forsyth County Registry and also the southwest corner of Lot 1 of Crews Country Side Estate, Section One as set forth in Plat Book 35 at Page 96, Forsyth County Registry, two (2) courses and distances as follows: (1) North 12° 11' 07" East 115.87 feet to an iron stake; (2) thence North 23° 14' 39" East 49.99 feet to the point and place of BEGINNING; thence from said point of BEGINNING three (3) courses and distances running with the east margin of the right of way of Piney Grove Road as follows: (1) North 23° 14' 39" East 49.99 feet to an established iron pipe; (2) thence North 34° 51' 55" East 99.93 feet to an established iron pipe; (3) thence North 38° 03' 03" East 20.05 feet to a point; thence South 55° 45' 15" East 432.10 feet to a point in the northwest line of Lot 2 of Crews Country Side Estate, Section Two as set forth in Plat Book 36 at Page 47, Forsyth County Registry; thence with the northwest line of said Lot 2 South 36° 08' 44" West 145.0 feet to a point; thence North 59° 02' 00" West 420.86 feet to the point an place of BEGINNING containing 67585.6 square feet (1.552 acres) being designated as Lot 2 on a survey entitled "Map for Pegg Development & Realty Co." dated February 23, 2011 and revised as of May 25, 2011 made by Thomas A. Hughes, PLS.

The above described property is part of that described in Deed Book 2647 at Page 3049 and Part of Lot 1 of Crews Country Side Estate, Section One as recorded in Plat Book 35 at Page 96, Forsyth County Registry and further designated as part of PIN # 6887-64-0548.00 (Tax Lot 1, Block 5412L), Kernersville Township on the Forsyth County Tax Maps.

Approved: 11-9-11

By:



Director of Community Development Department

EXHIBIT A

RE: PEGG DEVELOPMENT AND REALTY CO.

LEGAL DESCRIPTION:

LOT THREE:

BEGINNING at a point in the east margin of the right of way of Pine Grove Road (State Road 1969) at the westernmost corner of the property of Wendell O. Watson and wife, Sybil M. Watson as set forth on Deed Book 1019 at Page 650, Forsyth County Registry, and said point of BEGINNING further being the northernmost corner of Lot 1 of Crews Country Side Estate, Section One as set forth in Plat Book 35 at Page 96, Forsyth County Registry; thence with the line of Watson South $51^{\circ} 05' 08''$ East 425.36 feet to an established iron pipe, corner with Lot 2 of Crews Country Side Estate, Section Two as set forth in Plat Book 36 at Page 47, Forsyth County Registry; thence with the west line of said Lot 2 South $36^{\circ} 08' 44''$ West 145 feet to a point; thence North $55^{\circ} 45' 15''$ West 432.10 feet to a point in the east margin of the right of way of Piney Grove Road; thence with the east margin of Piney Grove Road two (2) Courses and distances as follows: (1) North $38^{\circ} 03' 03''$ East 80.01 feet to an established iron pipe; (2) thence North $38^{\circ} 38' 01''$ East 100.0 feet to the point and place of BEGINNING containing 69633.3 square feet (1.599 acres) being designated as Lot 3 on a survey entitled "Map for Pegg Development & Realty Co." dated February 23, 2011 and revised as of May 25, 2011 made by Thomas A. Hughes, PLS.

The above described property is part of that described in Deed Book 2647 at Page 3049 and Part of Lot 1 of Crews Country Side Estate, Section One as recorded in Plat Book 35 at Page 96, Forsyth County Registry and further designated as part of PIN # 6887-64-0548.00 (Tax Lot 1, Block 5412L), Kernersville Township on the Forsyth County Tax Maps.

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